

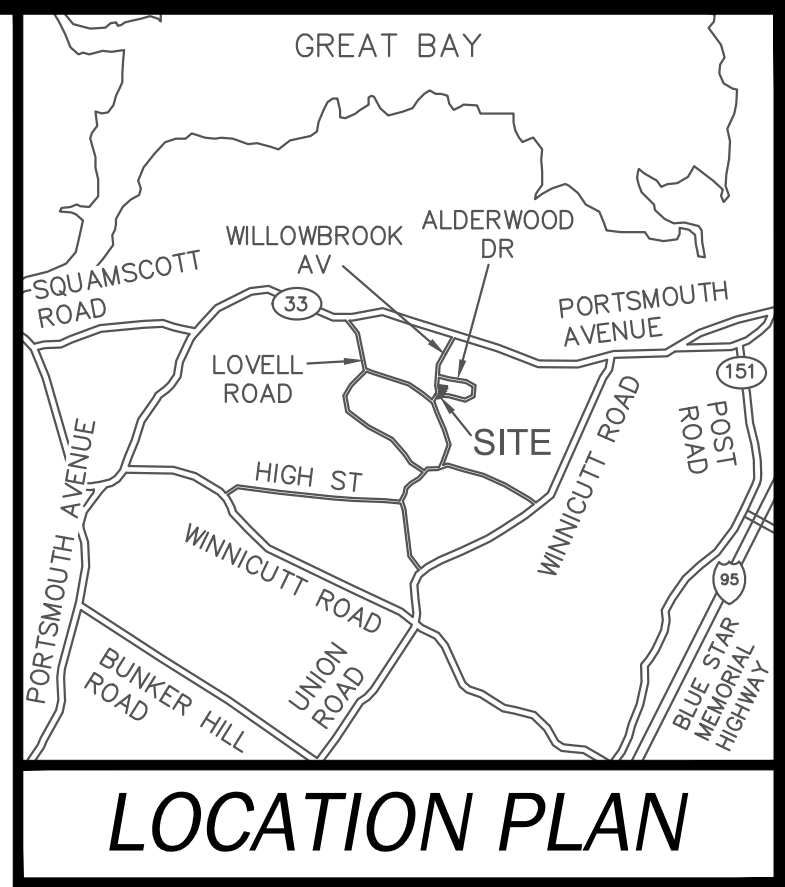
DETAIL:
SCALE: 1"=20'

IMPERVIOUS COVERAGE AREA	
STRUCTURES	COVERAGE (S.F.)
PAVED DRIVE	3427
DRIVEWAY	2420
EXISTING BUILDING	2356
COVERED PORCH & STEPS	82
STONE WALL	57
IMPERVIOUS COVERAGE AREA = 8.9% (8,342 S.F. / LOT 93,786 S.F. * 100%)	



PLAN REFERENCES:

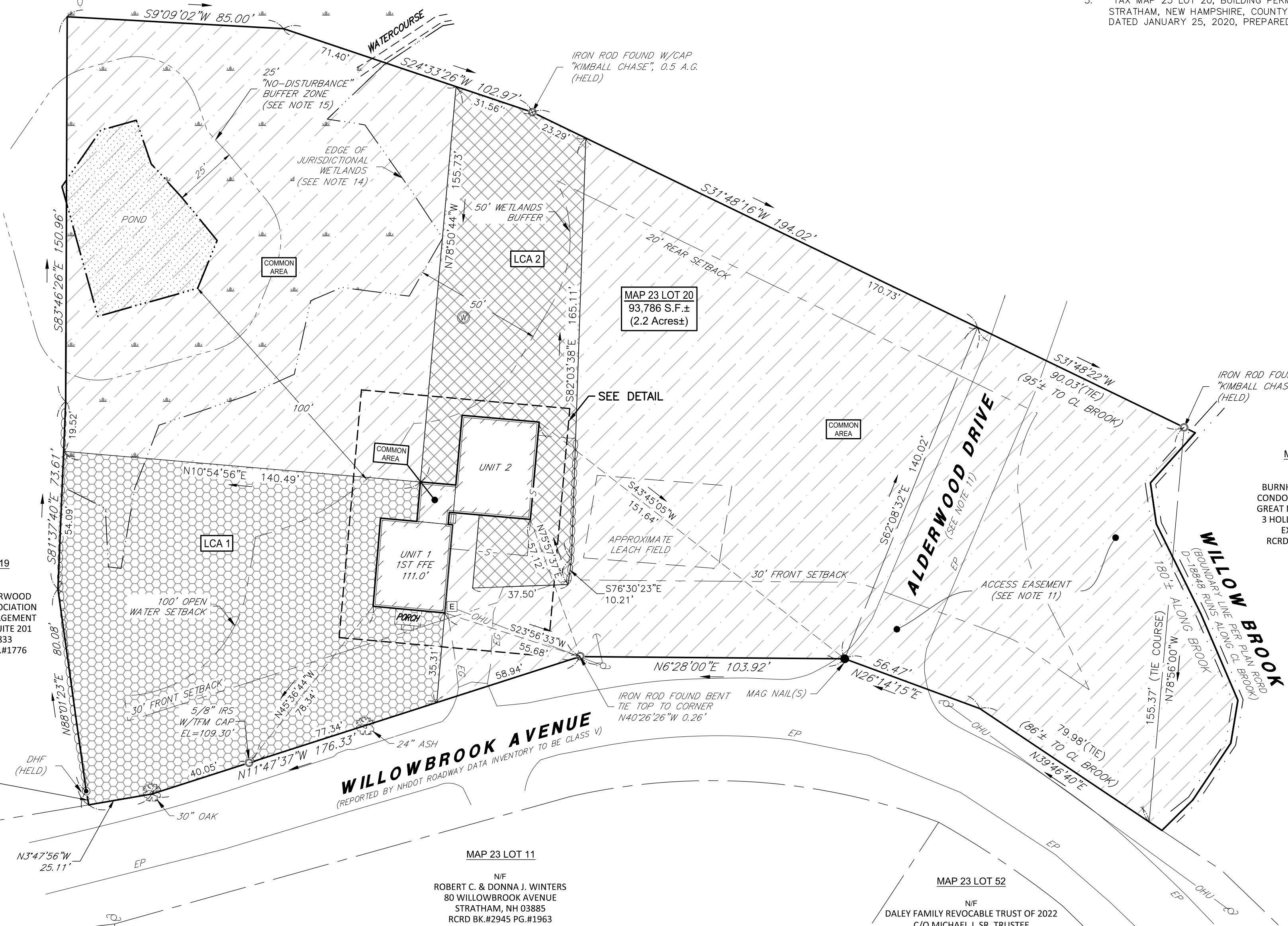
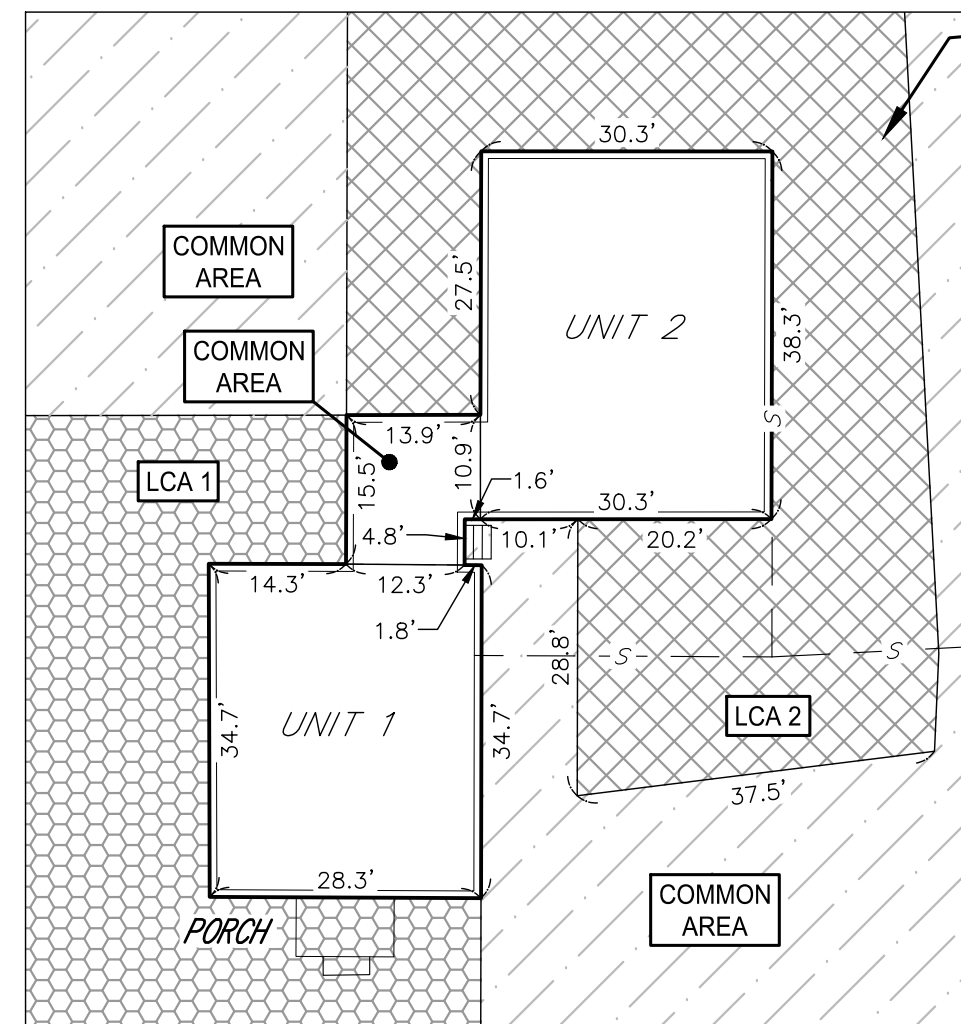
- "PERIMETER/SUBDIVISION PLAN IN STRATHAM, N.H. PREPARED FOR ABERDEEN REALTY TRUST" BY KIMBALL CHASE, DATED 7/20/88, WITH LAST REVISION DATED 12/7/88. RCRD PLAN #D-18848.
- "LAND UNIT PLAN UNITS 1 TO 6 & 55 TO 60 INCLUDING SEPTIC SYSTEMS BURNHAVEN - PHASE 1" BY KIMBALL CHASE, DATED 12/5/91, WITH REVISION C DATED 1/27/92. RCRD PLAN #D-21630.
- "SUBDIVISION PLAN FOR MICHAEL DALEY SR. WILLOWBROOK AVENUE & LOVELL ROAD (SITE) STRATHAM, NH 03885" BY EMANUEL ENGINEERING, DATED APR 26, 2017 WITH ISSUE 5, DATED AUG 14, 2017. RCRD PLAN #D-40330.
- "PROPOSED PLAN OF ABERDEEN EAST MOBILE HOME COMMUNITY AND OFF-SITE ROADWAY" BY KIMBALL CHASE, DATED 4/19/1989 WITH LAST REVISION DATED 6/7/1989. RCRD PLAN D-19725.
- "TAX MAP 23 LOT 20, BUILDING PERMIT PLAN, PROPOSED GARAGE, 81 WILLOWBROOK AVENUE, STRATHAM, NEW HAMPSHIRE, COUNTY OF ROCKINGHAM, OWNED BY RICHARD A. BEAULIEU, JR." DATED JANUARY 25, 2020, PREPARED BY THIS OFFICE.



NOTES:

- THE PARCEL IS LOCATED IN THE MANUFACTURED HOUSING ZONING DISTRICT
- THE PARCEL IS LOCATED IN ZONE "X" AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAP (FIRM) ROCKINGHAM COUNTY, NEW HAMPSHIRE, PANEL 265 OF 681, MAP NUMBER 33015C0265E, WITH AN EFFECTIVE DATE OF MAY 17, 2005.
- DIMENSIONAL REQUIREMENTS:**

MINIMUM LOT DIMENSIONS:	MANUFACTURED HOUSING REQUIRED:
AREA:	1 ACRE
CONTINUOUS FRONTAGE:	100'
DEPTH:	150'
MINIMUM YARD DIMENSIONS:	
FRONT:	30'
SIDE:	20'
REAR:	20'
- OWNER OF RECORD:
 MAP 23 LOT 20:
 RICHARD A. BEAULIEU, JR.
 PO BOX 1055
 HAMPTON, NH 03843
 RCRD BK.#6072 PG.#30
- TOTAL PARCEL AREA:** SUBMITTED AREA: COMMON AREA: LCA 1: LCA 2:
 93,786± S.F. 93,786± S.F. 15,721 S.F. 8,694 S.F.
 (2.2 ACRES±) (2.2 ACRES±) (0.3609 ACRES) 0.1996 ACRES
- THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH THE CURRENT LEGAL DESCRIPTIONS. IT IS NOT AN ATTEMPT TO DEFINE THE EXTENT OF OWNERSHIP OR DEFINE THE LIMITS OF TITLE.
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE UNIT AND LIMITED COMMON AREAS ASSOCIATED WITH THE UNITS OF A PROPOSED CONDOMINIUM OF THE LAND AND BUILDINGS.
- THIS PLAN WAS PREPARED FROM FIELD SURVEYS MADE BY THIS OFFICE IN JANUARY 17 AND 23 2020, MAY 1, 2020 AND JUNE 15, 2021.
- HORIZONTAL DATUM IS NAD83(2011) AND VERTICAL DATUM IS NAVD88(2012B) DERIVED FROM STATIC GPS OBSERVATIONS MADE WITH A TOPCON HIPER V RECEIVER ON JANUARY 17, 2021, POST PROCESSED USING NGS OPUS.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE PARCEL IS SUBJECT TO AN "ACCESS EASEMENT" FOR THE BENEFIT OF MAP 23 LOT 19 TO CONSTRUCT AND MAINTAIN A ROADWAY FOR THE PURPOSE OF INGRESS AND EGRESS AS DESCRIBED IN RCRD BOOK 2773 PAGE 322, BOOK 2773 PAGE 325, AND BOOK 2926 PAGE 2404. SEE PLAN REFERENCE 1.
- IT IS ALSO NOTED THAT ACCORDING TO THE NHDOT ROADWAY DATA INVENTORY, UPDATED THROUGH JANUARY 2021, ALDERWOOD DRIVE IS A CLASS V ROAD.
- THE PARCEL RESERVES THE RIGHT TO CONTINUE TO DRAIN WATER FROM THE POND ACROSS AND ONTO THE ACCESS EASEMENT AREA AND THE ADJACENT PORTION OF THE PREMISES OF MAP 23 LOT 19 AS DESCRIBED IN RCRD BOOK 2773 PAGE 322, BOOK 2773 PAGE 325, AND BOOK 2926 PAGE 2404.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE.
- JURISDICTIONAL WETLANDS SHOWN ON THIS PARCEL NORTH OF ALDERWOOD DRIVE WERE DELINEATED IN JANUARY 2020 BY CHRISTOPHER K. DANFORTH CWS #077 OF THEN OF TFMORAN, INC., NOW OF KEACH-NORDSTROM ASSOCIATES, INC. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING EITHER FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, (VERSION 3), NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION (NEWIPCC), APRIL 2004 OR FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0, USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS, 2010. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE NORTHCENTRAL AND NORTHEAST 2013 REGIONAL WETLAND PLANT LIST, US ARMY CORPS OF ENGINEERS, 2013, (VER. 3.1).



LEGEND:

MAP 137 LOT 11	ASSESSORS MAP AND LOT NUMBER
A.G.	ABOVE GRADE
BK. PG.	BOOK / PAGE
CL	CENTERLINE
DHF	DRILL HOLE FOUND
EP	EDGE OF PAVEMENT
FFE	FINISHED FLOOR ELEVATION
IRS	IRON ROD SET
LCA	LIMITED COMMON AREA
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
○	DRILL HOLE FOUND
○	IRON PIPE/ROD FOUND
○	WELL
---	BOUNDARY LINE
---	EDGE OF BROOK
---	EDGE OF WATER
---	SETBACK LINE
---	STONEWALL
---	EDGE OF WETLAND
---	PAVEMENT
---	WETLANDS
---	LCA 1 AREA
---	LCA 2 AREA
---	COMMON AREA
---	POND

MAP 23 LOT 19
 N/F
 BURNHAVEN/ ALDERWOOD
 CONDOMINIUM ASSOCIATION
 GREAT NORTH MANAGEMENT
 3 HOLLAND WAY, SUITE 201
 EXETER, NH 03833
 RCRD BK.#2898 PG.#1776

MAP 23 LOT 19
 N/F
 DALEY FAMILY REVOCABLE TRUST OF 2022
 C/O MICHAEL J. SR. TRUSTEE
 40 PLEASANT STREET
 EPPING, NH 03042
 RCRD BK.#6431 PG.#1931

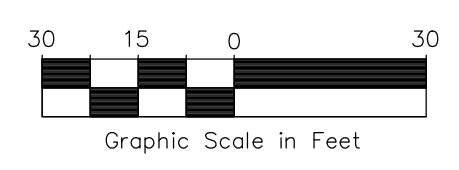
FILING OF THESE SHEETS IS FOR CONDOMINIUM PURPOSES ONLY, PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 356-B.
 I CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH NEW HAMPSHIRE REVISED STATUTES ANNOTATED 356-B(1) AND THAT THE UNITS DEPICTED HEREON (UNITS 1 & 2) HAVE BEEN SUBSTANTIALLY COMPLETED.
 PURSUANT TO NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES LAN 503.09(24), I CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED BY THOSE UNDER MY DIRECT SUPERVISION AND ARE THE RESULT OF A FIELD SURVEY CONDUCTED IN JANUARY 2020, MAY 2020 & JUNE 2021. THIS SURVEY CONFORMS TO THE ACCURACY REQUIREMENTS OF AN URBAN SURVEY OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS. THIS SURVEY IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, AND THE FIELD TRAVERSE SURVEY EXCEEDS A PRECISION OF 1:15,000.



2023-07-13
 DATE

NOTES CONT':

- THE 25' "NO-DISTURBANCE" BUFFER ZONE SHALL BE MARKED WITH AN IDENTIFIABLE PERMANENT MARKING SYSTEM AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.



Copyright 2023 © TFMoran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.
 This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

TOWN OF STRATHAM, PLANNING BOARD

CHAIRPERSON _____ DATE _____

REV.	DATE	DESCRIPTION	DR	CK
2	7/13/2023	ADDED SEPTIC LINE	BMK	JCC
1	5/26/2023	REVISED PER TOWN COMMENTS	BMK	JCC

**TAX MAP 23 LOT 20
 CONDOMINIUM SITE PLAN**

**81-83 WILLOWBROOK AVENUE
 STRATHAM, NEW HAMPSHIRE
 COUNTY OF ROCKINGHAM**
 OWNED BY
RICHARD A. BEAULIEU, JR.

SCALE: 1" = 30' (22"x34")
 1" = 60' (11"x17")

FEBRUARY 25, 2022

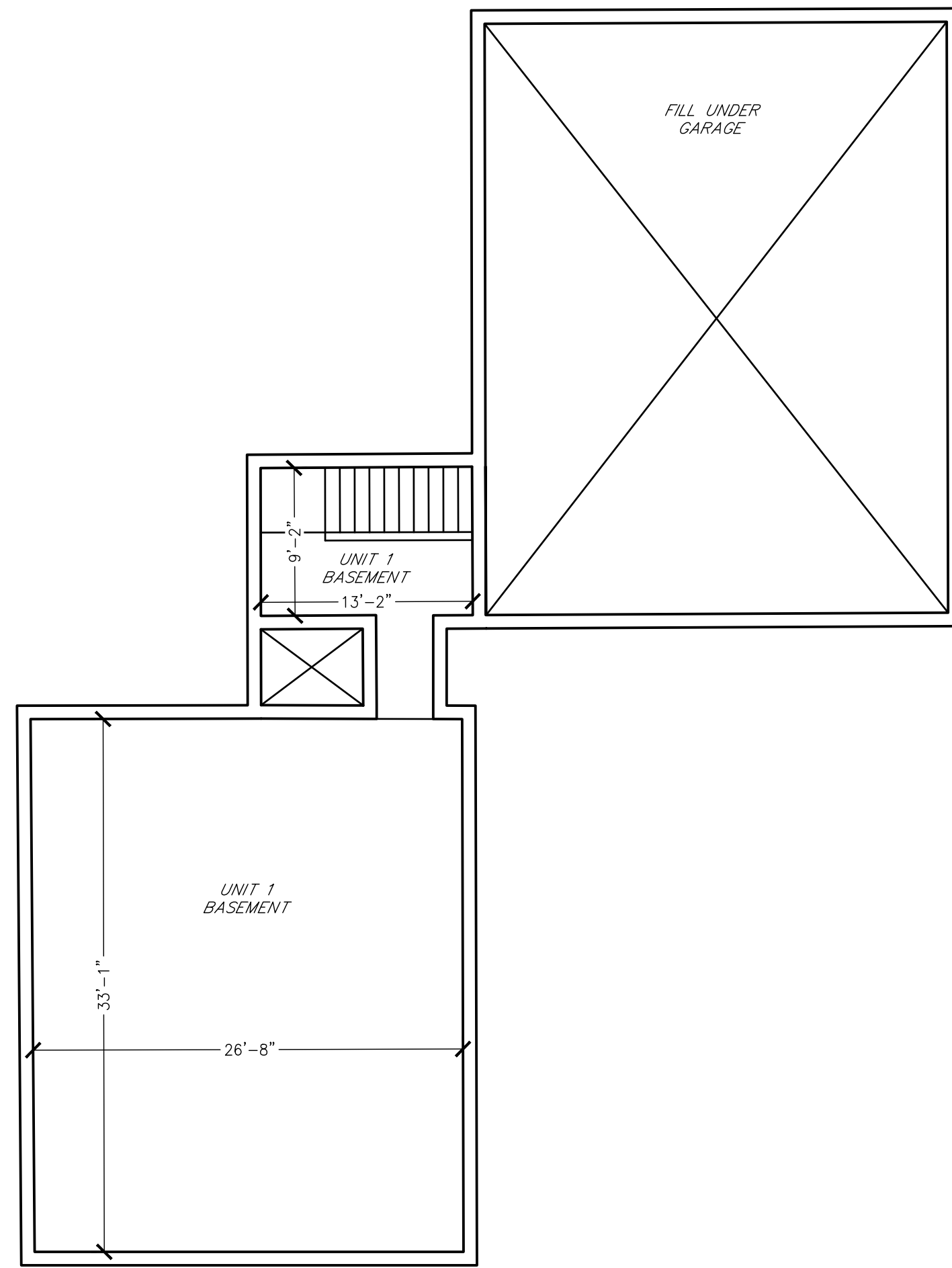


Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

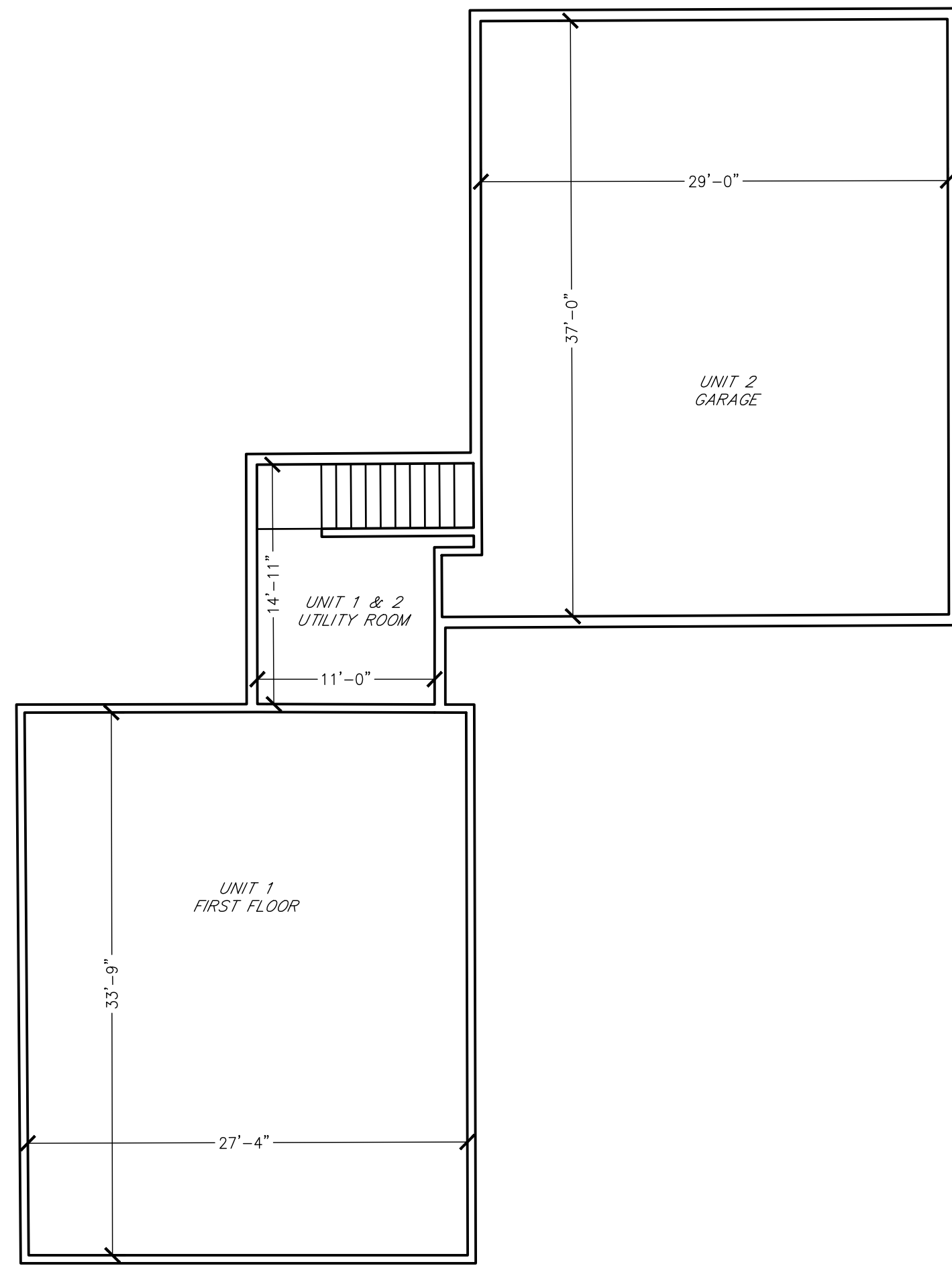
170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

FILE	DR	FB	DATE	DESCRIPTION	DR	CK
47383-10	DR	FB				
	CK	CADFILE				

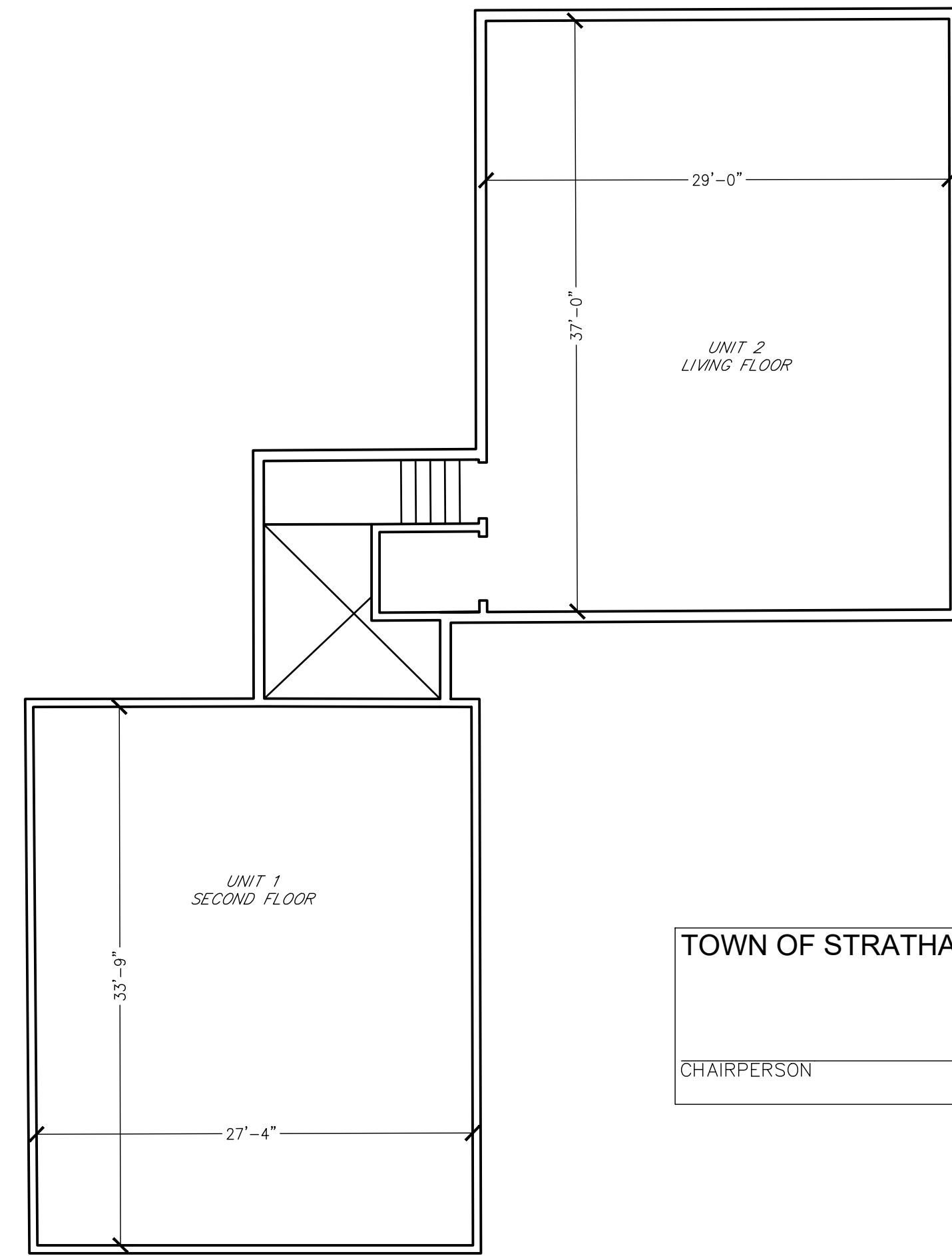
S-1



1 UNIT 1 BASEMENT LEVEL
S-2 1/8" = 1'

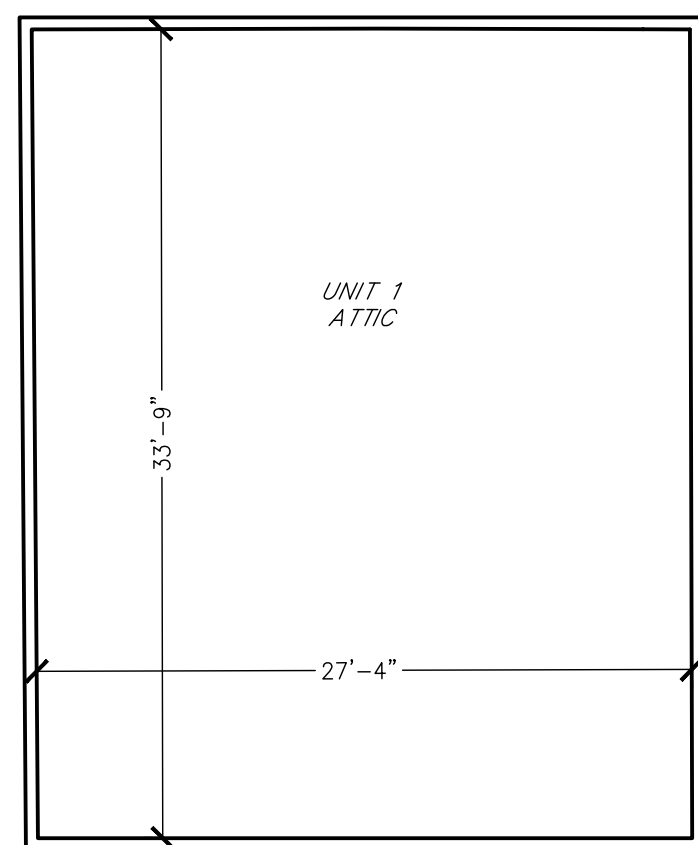


2 UNIT 1 FIRST FLOOR AND UNIT 2 GARAGE LEVEL
S-2 1/8" = 1'

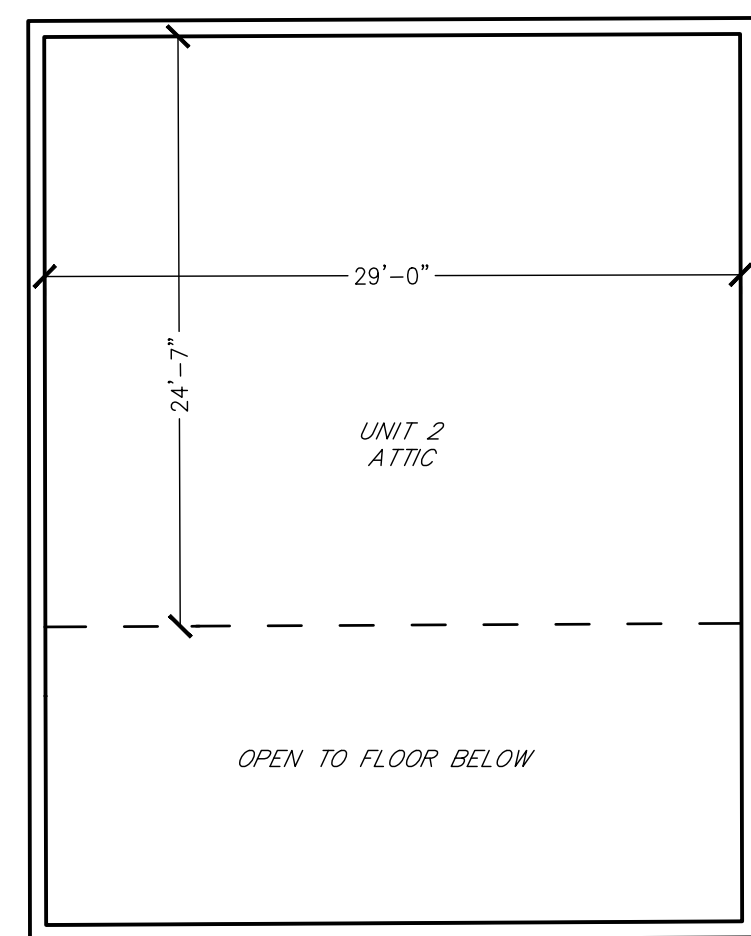


3 UNIT 1 SECOND FLOOR AND UNIT 2 LIVING LEVEL
S-2 1/8" = 1'

TOWN OF STRATHAM, PLANNING BOARD
CHAIRPERSON _____ DATE _____



4 UNIT 1 ATTIC LEVEL
S-2 1/8" = 1'



5 UNIT 2 ATTIC LEVEL
S-2 1/8" = 1'

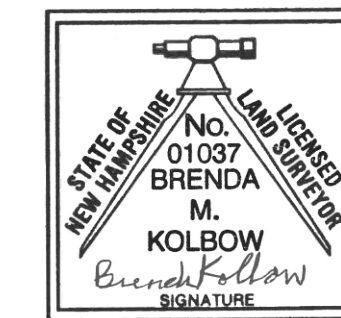


6 UNIT ELEVATION
S-2 NOT TO SCALE

FILING OF THESE SHEETS IS FOR CONDOMINIUM PURPOSES ONLY, PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 356-B.

"I CERTIFY THAT THIS PLAN IS ACCURATE AND COMPLIES WITH NEW HAMPSHIRE REVISED STATUTES ANNOTATED 356-B(II) AND THAT THE UNITS DEPICTED HEREON (UNITS 1 & 2) HAVE BEEN SUBSTANTIALLY COMPLETED.

PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676:18, IV: A COPY OF THIS PLAT HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.



2023-07-13

DATE

TAX MAP 23 LOT 20
CONDOMINIUM FLOOR PLAN

81-83 WILLOWBROOK AVENUE
STRATHAM, NEW HAMPSHIRE
COUNTY OF ROCKINGHAM
OWNED BY
RICHARD A. BEAULIEU, JR.

SCALE: 1/8"=1'

FEBRUARY 25, 2022

Copyright 2023 © TFMoran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of TFMoran, Inc.

This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

NOTE:

THE PURPOSE OF THIS PLAN IS TO SHOW THE ASBUILT UNIT DIMENSIONS. THE SIZE, LOCATION, ELEVATIONS AND CONFIGURATION OF THE FOUNDATION, LIMITED COMMON AREA, DECKS, PATIOS, AND DRIVEWAYS SHALL BE SHOWN ON THE AS-BUILT SITE PLAN RECORDED IN THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

REV.	DATE	DESCRIPTION	DR	CK
2	7/13/2023	NO REVISIONS THIS SHEET	BMK	JCC
1	5/26/2023	NO REVISIONS THIS SHEET	BMK	JCC

Seacoast Division

 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfmoran.com

FILE 47383-10
 DR CK FB CADFILE
 S-2

F:\MSC Projects\47383 - Willow Brook Ave - Stratham\47383-00 Beaulieu - Willow Brook Ave - Stratham\Carlison Survey\Drawings\47383-00 CSP.dwg